

1. CALL TO ORDER

Chairman Johnson called the meeting to order at 6:30 p.m. on November 20, 2024.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Riles, Smart, Sprague, Hyken, Myer and Johnson. Commissioner Kasper was absent with prior notice. Also present were Village Planner Marcy Knysz and Village Attorney Mallory Milluzzi.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS - None

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

A. Docket No. PSPMIN24-0039

231 N. Milwaukee Ave.

Request for Minor Site Plan for a Parking Lot for K-Beauty Koreana

Ms. Knysz asked if the petitioner was present and no one come forward. Ms. Knysz explained that the petitioner had sent an email earlier in the week stating that they were not sure if they would make the hearing. The Village requested confirmation that the petitioner would like to continue the hearing and did not hear back before the start of the meeting. Therefore, Ms. Knysz requested the petitioner be continued to the December 4, 2024 Plan Commission meeting.

Commissioner Smart moved, seconded by Commissioner Hyken to continue the petitioner to the December 4, 2024 Plan Commission meeting.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Smart, Riles, Hyken, Johnson, Myer

NAYS: None

ABSENT: Commissioner Kasper

ABSTAIN: None

There being six affirmative votes, the motion was approved.

B. Docket No. PSU24-0021

6200 Capitol Drive

Request for a Special Use to Permit Religious Assembly for Iglesia Cristiana Evangelica Rios de Agua Viva

See Findings of Fact and Recommendation for Docket No. PSU24-0021.

Commissioner Smart moved, seconded by Commissioner Hyken to approve Docket No. PSU24-0021, granting a Special Use as required in Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07

**Wheeling Plan Commission
Regular Meeting**

November 20, 2024

Industrial Districts, Chapter 19-10 Use Regulation, and associated sections, to permit religious assembly for Iglesia Cristiana Evangelica Rios de Agua Viva, located at 6200 Capitol Drive, in accordance with the Petitioner's Project Description Letter prepared by Agustin Gomez dated 9/4/2024 and Floor Plan for Building 2, subject to the following conditions:

1. Within thirty (30) days from the granting of a Special Use, a Wheeling Business License must be obtained from the Community Development Department.
2. A Wheeling Sign Permit shall be required prior to the installation of any new signage at the subject property, subject to the requirements of Title 21 - Signs.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Smart, Riles, Hyken, Johnson, Myer
NAYS: None
ABSENT: Commissioner Kasper
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Sprague moved, seconded by Commissioner Hyken to close Docket No. PSU24-0021.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Smart, Riles, Hyken, Johnson, Myer
NAYS: None
ABSENT: Commissioner Kasper
ABSTAIN: None

There being six affirmative votes, the motion was approved.

**C. Docket No. PV24-0018
Northbrook Bank & Trust
337 W. Dundee Road
Request for a Variation to Permit a Wall Sign on the West Facade which does not
Front a Street nor is Adjacent to an Off-Street Parking Area**

See Findings of Fact and Recommendation for Docket No. PV24-0018

Commissioner Sprague moved, seconded by Commissioner Myer to approve Docket No. PV24-0018, granting a variation from Title 21, Signs, of the Wheeling Municipal Code, Chapter 21.4 Wall-Mounted Signs, and associated sections, to permit a wall sign on the west façade without street frontage or being adjacent to an off-street parking area in accordance with the Sign Plans prepared by Parvin-Claus Sign Company, dated 10/15/2024, for the property located at 337 W. Dundee Road, Wheeling, Illinois, subject to the following condition:

1. A Wheeling Sign Permit shall be applied for and received prior to the installation of all exterior signage, except for signage pursuant to Chapter 21.6 of the Wheeling Sign Code.

**Wheeling Plan Commission
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On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Smart, Riles, Hyken, Johnson, Myer
NAYS: None
ABSENT: Commissioner Kasper
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Myer moved, seconded by Commissioner Smart to close Docket No. PV24-0018.

On the roll call, the vote was as follows:

AYES: Commissioners Sprague, Smart, Riles, Hyken, Johnson, Myer
NAYS: None
ABSENT: Commissioner Kasper
ABSTAIN: None

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES

Commissioner Sprague moved, seconded by Commission Myer, to approve Minutes of the Regular Meeting of November 6, 2024 (including the Finding of Fact for Docket No's. PSU24-0019, PRZ24-0003, PSU24-0022 & PTA24-0001).

AYES: Commissioners Sprague, Smart, Riles, Hyken, Johnson, Myer
NAYS: None
ABSENT: Commissioner Kasper
ABSTAIN: None

There being six affirmative votes, the motion was approved.

9. OTHER BUSINESS

Commissioner Sprague mentioned the lighting ceremony at Friendship Park this coming Sunday, November 24th at 4:30 PM.

10. ADJOURNMENT

Commissioner Myer moved, seconded by Commissioner Smart to adjourn the meeting at 6:48 p.m. The motion was approved by a voice vote.